



## YAYA'S EURO BISTRO

TENANT FINISH | OVERLAND PARK, KS

YaYa's Euro Bistro is known for delivering a quality dining experience and when they decided to relocate after 20 years, they tapped Ink Construction to build out their new restaurant. "Ink was chosen because they understood the brand and our customers expectations of quality at every turn" noted Paul Khoury, President, PB&J Restaurants.

Because many of the elements from the existing restaurant were also to be incorporated into the new location, demo of the existing space become in part a salvage operation. The results were pallets of stone and lighting fixtures to be reused. This was also subtle way of letting the customers know that what they had enjoyed about YaYa's all those years was not changing, just moving.

The construction process starts and ends with strong on-site supervision and leadership. Ink's Project Superintendent was mobilized and on-site day one coordinating vendor schedules with the Project Manager and Project Coordinator to the construction schedule.



▲ The new location of YaYa's Euro Bistro builds on established brand elements of wood, stone and sophistication.

Brand:	YaYa's Euro Bistro
Location:	Overland Park, KS
Project Type:	Tenant finish
Specs:	8,000 sq ft Total 6,000 Sq. Ft. Dining Area
Construction Schedule:	14 Weeks



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▲ Elevated bar area overlooks the dining area.



▲ Glass panels separate the kitchen area with dining and the chef's table room.



▲ Restaurant entry with stone columns with wood shelves accented by glass fixtures.



▲ The rail shows the two different levels and tapered floor leading to the dining level.



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The restaurant features multiple levels so construction began with piping and flooring, then moved to framing. Time needed to be allowed for all the specialty finishes including stone work, wood staining, wood flooring, and wall fabrics to name a few.

As with any project, material handling is a significant portion of the project that needs to be planned for and controlled from day one. Other elements such as wood beams, wall fabrics and materials, specialty tiles and more were coming from around the globe, so coordinating and protecting deliveries until ready to use was key to meeting the short project timeframe.

Even with an open kitchen area, there are still many back of house items that



*The large meeting room also serves as a second dining room for busy evenings.*



*Detail showing the wood beams and unique lighting fixtures.*



*Display monitors are located in the bar area and throughout the meeting rooms.*



*A large outdoor patio extends the seating area and overlooks a spectacular fountain.*



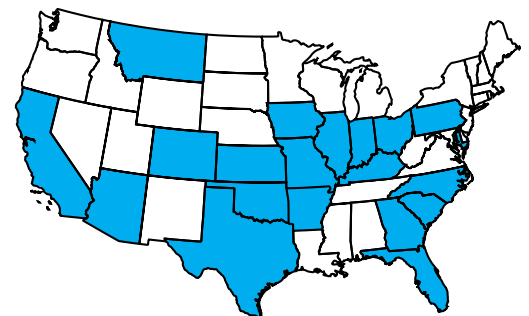
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require careful installation and testing. The wood-burning oven was built brick-by-brick and required certification along with all stove hoods. Upon project turnover, Wink Hartman II, President of Ink Construction commented "what makes a project special like this one, is when the owner is passionate about what they do and the customers they serve. That passion shows up in the attention to details throughout the construction process"

Ink can deliver completed projects to your exact specifications and provide the highest quality of work because of our proven team-based approach to the construction process.

Ink Construction wants to be your builder of choice. In choosing Ink, you'll have a full-service general contracting and construction company that is ready to go when you are and delivers quality at every turn. Ink specializes in hotel, restaurant, retail, office, and multi-family construction and understands all the unique requirements each bring to the building process. Whether it is ground-up construction or tenant improvements, Ink has the experience, knowledge, craftsmanship and team to make your project successful.



*Ink Construction is currently licensed to work in or has completed projects all states indicated in blue.*



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